

**ORDINANCE NO. O-2008-90**

**AN ORDINANCE AMENDING THE CITY OF TYLER ZONING ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF TYLER, TEXAS; DIRECTING THE AMENDMENT OF THE ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Tyler, Texas, and the City Council of the City of Tyler, Texas, in compliance with the Charter and the State law with reference to the zoning ordinance of the City of Tyler, Texas, and zoning map, have given requisite notices by publication and otherwise and after holding a due hearing and affording a full and fair hearing to all the property owners, generally and to the persons interested, situated in the affected area and in the vicinity thereof, the City Council is of the opinion that the zoning change should be made as set forth herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS:**

**PART 1:** That the following zone change is hereby approved as follows:

**I. APPLICATION Z07-08-068A**

That the following described property, which has heretofore been zoned "M-1" Light Industrial District, shall hereafter bear the zoning classification of "C-2" General Commercial District, to-wit:

**Lot 2B of NCB 669N, totaling approximately 1.32 acres located two lots south of the southwest intersection of West Gentry Parkway and North Glenwood Boulevard. (1106 and 1110 North Glenwood Boulevard).**

**PART 2:** That the City Manager is hereby ordered and directed to cause the zoning map to be amended to reflect the above described zoning change.

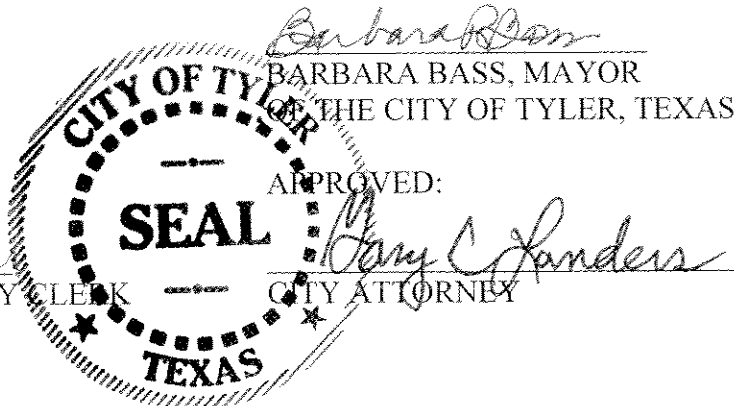
**PART 3:** Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this ordinance and same are deemed severable for this purpose.

**PART 4:** That this ordinance shall be effective on and after its date of passage and approval by the City Council.

**PASSED AND APPROVED** this the 23<sup>rd</sup> day of July, A.D., 2008.

ATTEST:

*Cassandra Brager*  
CASSANDRA BRAGER, CITY CLERK



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## EXHIBIT "A"

### Parcel Development Plan Cumberland Park Tyler, Tx

#### Site Information

Client: Broadway South Developments, ABS, L.L.C.  
& Broadway South Developments, MB2, Ltd.  
A/D Date: 1/08

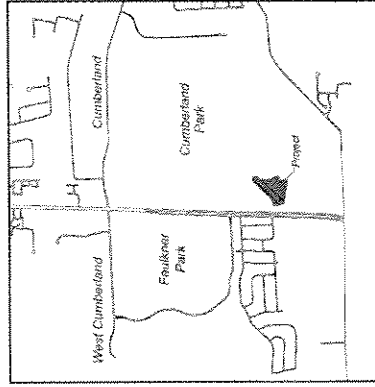
Owner: TX 75710  
905-810-4517

Project: 10.22 ac. mixed use development  
Parcel 1 - 2.75 acres (Habitat)  
Parcel 2 - 7.48 acres (Open Space)

Current Zoning - PC2 Planned Commercial District

Setbacks, signage & parking - To be determined by Final Site Plan (Subject to City Council Approval)

Site Plan Prepared by:  
Planning Concepts  
7000 West Loop West, Suite 1000  
Houston, TX 77036  
905-810-4569



Revised 6-1-08

Location Map - Not to Scale

